

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
DECEMBER 14, 1977

An adjourned regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, December 14, 1977 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - Ehrhardt(arrived 9:05 p.m.),
Hughes, Katzakian, Pinkerton
and Katnich (Mayor)

Absent: Councilmen - None

Also Present: Assistant City Manager Glenn,
Assistant City Engineer Robison, City Attorney
Mullen, Community Development Director Schroeder,
and City Clerk Reimche.

INVOCATION

The invocation was given by Reverend Ernie Rogalski,
Temple Baptist Church.

PLEDGE

Mayor Katnich led the Pledge of Allegiance to the flag.

MINUTES

On motion of Councilman Pinkerton, Katzakian second,
Council approved the Minutes of November 2, 1977.

Council, on motion of Councilman Katzakian, Pinkerton
second approved the Minutes of November 16, 1977 as
written and mailed.

PUBLIC HEARING
ON BECKMAN ROAD
SPECIFIC PLAN
CONTINUED

Council was apprised that a letter had been received
from Mr. Lloyd Beckman requesting that the Public
Hearing to consider the City Planning Commission's
recommendation that the Specific Plan for Beckman
Road between Harney Lane and Victor Road be amended
to provide for two 14-foot travel lanes, a 12-foot left
turn lane; no on-street parking or sidewalks within a
54-foot right-of-way and that a 20-foot building setback
line outside of the proposed right-of-way be established
along the east side of the street be continued to the
regular meeting of December 21, 1977. On motion
of Councilman Pinkerton, Katzakian second, the
matter was continued to December 21, 1977 as
requested.

CIRCULATION
ELEMENT OF
GENERAL PLAN
AMENDED

Notice thereof having been published in accordance
with law and affidavit of publication being on file in
the office of the City Clerk, Mayor Katnich called for
the Public Hearing to consider the City Planning
Commission's recommendation for the approval of the
request of Mr. Charles Ferdun, President, Ferdun
and Woods Equipment Company, for an amendment to
the Circulation Element of the General Plan by relocat-
ing Vine Street which is located east of South Beckman
Road in a future industrial area.

ORD. NO. 1127
INTRO.

The matter was introduced by Community Development
Director Schroeder who presented a diagram of the
subject area.

Minutes of December 14, 1977, continued

CIRCULATION
ELEMENT OF
GENERAL PLAN
AMENDED

ORD. NO. 1127
INTRO.
(Continued)

There being no persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Following Council discussion on the matter, Councilman Katzakian introduced Ordinance No. 1127 amending the Circulation Element of the General Plan of the City of Lodi by relocating Vine Street which is located east of South Beckman Road in a future industrial area. The motion was seconded by Councilman Pinkerton and carried.

12.93 ACRE
PARCEL AT 710 S.
BECKMAN ROAD
REZONED FROM
R-1 TO M-1

ORD. NO. 1128
INTRO.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the Public Hearing to consider the City Planning Commission's recommendation for the approval of the request of Mr. Cye G. Vaughan, Jr. to rezone a 12.93 acre parcel at 710 South Beckman Road from R-1, Single-Family Residential to M-1, Light Industrial in conformance with the Land Use Element of the General Plan.

The matter was introduced by Community Development Director Schroeder who presented a diagram of the subject area.

Speaking on behalf of the proposed rezoning was Mr. Cye Vaughan, 16190 N. Alpine, Lodi.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Council discussion followed with questions being directed to staff. Councilman Katzakian introduced Ordinance No. 1128 rezoning a 12.93 acre parcel at 710 S. Beckman Road from R-1, Single-Family Residential to M-1, Light Industrial in conformance with the Land Use Element of the General Plan. The motion was seconded by Councilman Pinkerton and carried.

PLANNING
COMMISSION

The City Manager gave the following report of the Planning Commission meeting of November 28, 1977:

ITEMS OF INTEREST

The Planning Commission -

1. Conditionally approved the Amended Tentative Map of Burlington Manor, a 5-acre single-family residential tract at the southeast corner of North Ham Lane and West Turner Road in an area zoned R-1 and R-2, Single-Family Residential.
2. Denied the appeal of Mr. John E. Donovan of the Community Development Director's refusal of a Building Permit to construct off-site apartment storage units on an alley lot to the rear of 433 East Locust Street in an area zoned R-HD, High Density Multiple Family Residential.

The Planning Commission denied the appeal because (a) it felt it was inadvisable to permit stand-alone storage units in a residential zone, and (b) it was concerned about the precedent which would be established.

Minutes of December 14, 1977, continued

PLANNING COMMISSION

ITEMS OF INTEREST (Contd.)

3. Informed the San Joaquin Planning Department that the Planning Commission had no objection to the issuance of a drilling permit for gas and/or oil to Mr. Delmar Batch at 1767 East Harney Lane in an area zoned I-PA, Interim Protected Agriculture.

The City Manager gave the following report of the Planning Commission meeting of December 12, 1977:

The Planning Commission -

1. Recommended that the Zoning Ordinance be amended to permit condominium lots on parcels of less than two acres in areas zoned R-2, R-LD, R-GA, R-MD, R-HD, C-P, C-1 and C-2.

It was the Planning Commission's recommendation that the following sub-section be added to Section 27-13, General Provisions and Exceptions:

(c) Height and Area.

"3. Conversion to Condominiums: In districts where duplexes, triplexes, fourplexes, multi-family or group dwellings are permitted the lot area may be modified to permit the conversion of the parcel to condominium use. However, in no instance shall the total lot area be less than what would normally be permitted for the total number of allowable units, and in no case may the front or rear yards, sideyards, abutting adjacent parcels, or exterior court areas be less than permitted in the particular district."

AMENDMENT TO
PERMIT CONDO-
MINIUM LOTS ON
PARCELS OF LESS
THAN TWO ACRES
IN AREAS ZONED
R-2, R-LD, R-GA,
R-MD, R-HD, C-P,
C-1 AND C-2 06.35

On motion of Councilman Pinkerton, Katzakian second, the matter was set for Public Hearing January 4, 1978.

COMMUNICATIONS

CLAIMS

The City Clerk presented a claim which had been filed on behalf of Charles Bender for damages for an incident occurring on or about June 15, 1977. On motion of Councilman Katzakian, Katnich second, the Claim was rejected and referred to the City Contract Administrator.

ABC LICENSE

The City Clerk presented the following applications for Alcoholic Beverage Licenses which had been received:

a. Spencer/Virginia Addeman, Kozy Korner, 548 S. Sacramento St., On Sale Beer and Wine Public Premises, Person to Person Transfer.

Minutes of December 14, 1977, continued

COMMUNICATIONS

ABC LICENSE (Continued)

b. Anne and Lawrence Meyers, Rex Pool Hall, 9 N. Sacramento St., On Sale Beer and Wine Public Premises, Person to Person Transfer

c. The Southland Corporation, 7-Eleven Food-stores, 401 N. California St., Off Sale Beer and Wine, Person to Person Transfer

d. Celia H. Albor, La Dalia Negra, 23-25 N. Sacramento St., On Sale Beer and Wine, Public Premises, Person to Person Transfer (dropping partner).

PUC NOTICE

The City Clerk presented a Notice that had been received from the Public Utilities Commission advising of an Order Instituting Investigation for the purpose of establishing a list for F.Y. 1978-79 of existing and proposed crossings urgently in need of separation; projects effecting elimination of grade crossings or existing separations in need of alteration.

HEARING ON PROP 9

Council was apprised of a notice that had been received from the Senate Select Committee on Political Reform of a Hearing on Proposition 9 to be held Tuesday, December 13, 1977 at 9:00 a.m. at the State Capitol.

S.J. CO. PUBLIC HEARING RE AGRICULTURAL PRESERVE

A Notice of Public Hearing before the Board of Supervisors of San Joaquin County regarding Agricultural Preserve - Woodbridge Road and the S.P. Railroad Tracks intersection was presented for Council's scrutiny.

APPEAL OF DENIAL OF BUILDING PERMIT

The City Clerk presented a request which had been received from Mr. John E. Donovan, 330 W. Lodi Ave., Lodi appealing the City of Lodi Planning Commission's denial of a building permit for 16 storage units to be used by the apartment owner and tenants at 425, 427, and 429 E. Locust Street. Council was apprised of a subsequent call from Mr. Donovan asking that his request be held over to the December 21, 1977 Council meeting. Council tacitly concurred that the matter be held over.

SOLID WASTE MANAGEMENT PLAN

The City Clerk apprised the Council that she had been served with a Notice of Hearing on Petition for Writ of Mandate pursuant to the Code of Civil Procedure Section 1085 in regard to the adoption of a County Solid Waste Management Plan. Mayor Katnich gave a brief report to the Council on the matter.

LETTER FROM HUD RE FLOOD PLAIN MANAGEMENT MEASURES

Council was advised that formal notice had been received from the Department of Housing and Urban Development regarding the City's failure to adopt required flood plain management measures. The letter states that if these measures are not adopted by March 1, 1978, it will result in suspension of the City's eligibility in the National Flood Insurance Program. An update concerning this matter was presented to the Council by Community Development Director Schroeder.

Minutes of December 14, 1977, continued

APPRECIATION
EXPRESSED FOR
OLD RECORDS

City Clerk Reimche presented a letter which had been received from the San Joaquin County Historical Museum expressing appreciation for the contribution of City of Lodi documents of early history recently given to the museum.

BD. OF SUPER-
VISORS SUPPORTS
ADDITIONAL
TRAFFIC LANES
OVER MOKELUMNE
BRIDGE AT 99

A resolution supporting additional traffic lanes on Highway 99 over the Mokelumne River Bridge as adopted by the San Joaquin County Board of Supervisors on November 15, 1977 was presented for Council's perusal.

REAPPOINTMENTS
TO BOARDS

On motion of Councilman Pinkerton, Katzakian second, Mr. James F. Culbertson was reappointed to the Board of Trustees of the San Joaquin Local Health District effective January 2, 1978 and continuing to January 2, 1982.

On motion of Councilman Pinkerton, Katzakian second, Mr. Robert S. Fuller was reappointed as a Trustee for the Northern San Joaquin County Mosquito Abatement District for a two year term expiring December 31, 1979.

CONSENT CALENDAR

In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Pinkerton, Katzakian second, were approved by Council.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$1,236,255.46.

COUNCIL CALLS
GENERAL MUNI-
CIPAL ELECTION
RES. NO. 4432

RESOLUTION NO. 4432

COUNCIL ADOPTED RESOLUTION NO. 4432
CALLING THE GENERAL MUNICIPAL ELECTION
TO BE HELD MARCH 7, 1978.

PRECINCTS
ESTABLISHED,
ELECTION BOARD
MEMBERS
APPOINTED AND
COMPENSATION SET,
ETC. FOR 3/7/78
GENERAL MUNICI-
PAL ELECTION
RES. NO. 4433

RESOLUTION NO. 4433

COUNCIL ADOPTED RESOLUTION NO. 4433
DESIGNATING PRECINCTS AND POLLING PLACES,
APPOINTING MEMBERS OF THE PRECINCT
BOARDS; SETTING THE COMPENSATION FOR
ELECTION INSPECTORS AT \$38.40 FOR JUDGES
AND CLERKS AT \$33.00; ESTABLISHING THE FEE
TO BE PAID FOR THE USE OF POLLING PLACES
AT \$25.00, AND DIRECTING THE CITY CLERK TO
PUBLISH A LIST OF ELECTION OFFICERS AND
POLLING PLACES AND NOTICE OF NOMINEES FOR
PUBLIC OFFICE FOR THE GENERAL MUNICIPAL
ELECTION TO BE HELD MARCH 7, 1978.

RES. PROTESTING
EXECUTION OF
CALIFORNIA LAND
CONSERVATION
CONTRACTS
RES. NO. 4434

Following receipt of notices that pursuant to Section 51243.5 of the Government Code, the Board of Supervisors intends to enter California Land Conservation contracts which will include land within one mile of the exterior boundaries of the City of Lodi, Council adopted the following resolution:

Minutes of December 14, 1977, continued

RESOLUTION NO. 4434

LAND CONSERVATION CONTRACTS
RES. NO. 4434
(Continued)

RESOLUTION PROTESTING EXECUTION OF
CALIFORNIA LAND CONSERVATION CONTRACTS
INITIATED BY THE FOLLOWING:

<u>Name</u>	<u>Assessor's Parcel Number</u>
James P. Hale	061-030-24
Dorothy W. Tappan	057-130-18
Edwin H. & Emma Meier	013-220-02 & 03 and 027-050-03
Carolyn Hines Reichmuth	057-050-20 & 21
C.W.E. & R. Jungeblut	061-030-25
E.I. & H.R. Nickel	061-030-16 thru 20
Takeji & M. Kaba	027-050-11

RES. AWARDING
CONTRACT FOR
VINE STREET
BOX CULVERT

Assistant City Manager Glenn presented the following bids which had been received for "Vine Street Box Culvert":

RES. NO. 4435

<u>BIDDER</u>	<u>BID</u>
H. Max Lee	\$64,841.50
DCM Construction	\$69,807.90
Claude C. Wood Company	\$73,144.21
Hertel Construction Co.	\$74,316.80
Teichert Construction Co.	\$81,976.50
Future Construction Co.	\$97,394.00

Following recommendation of the Assistant City Manager, Council adopted the following Resolution:

RESOLUTION NO. 4435

RESOLUTION AWARDING THE BID FOR "VINE STREET BOX CULVERT" TO H. MAX LEE, THE LOW BIDDER, IN THE AMOUNT OF \$64,841.50.

VEHICLE
SPECIFICATIONS
APPROVED

COUNCIL APPROVED THE FOLLOWING SPECIFICATIONS AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON:

- a) One 1/2-ton pickup truck for the Public Works Department for White Slough.
- b) One 3/4-ton service truck for the Public Works Department.

ELECTRICAL
CONDUIT INSTALLATION AGREEMENT
BETWEEN CITY &
S.P. FOR WELL 7
REDRILL APPRVD.

An Agreement between the City and Southern Pacific Transportation Company for an electrical conduit crossing at the new Well 7 site on Turner Road and the Southern Pacific Tracks was presented for Council's approval. Council was apprised that the drilling of Well 7 was included in the 1976-77 Capital Improvement Program and that the new well site is located inside the McLane Substation site which is west of the existing well located atop the Lodi Lake levee. The electrical conduit across the Southern Pacific tracks is needed to provide power to the new well. Pursuant to the Well 7 drilling project, Council took the following action:

Minutes of December 14, 1977, continued

AGREEMENT -
WELL 7 REDRILL
(Continued)

a) COUNCIL APPROVED AGREEMENT BETWEEN THE CITY AND THE SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR AN ELECTRICAL CONDUIT CROSSING AT THE NEW WELL 7 SITE ON TURNER ROAD AND THE SOUTHERN PACIFIC TRACKS AND AUTHORIZED THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.

CONDITIONED
EASEMENT GRANTED
BY GENERAL MILLS
IN AREA OF WELL
SITE NO. 7.

b) COUNCIL AUTHORIZED THE CITY CLERK TO ACCEPT DEED AND CONDITIONS AS DESCRIBED IN ADDENDUM PRESENTED BY STAFF WHEREBY GENERAL MILLS IS GRANTING THE CITY AN EASEMENT IN THE AREA OF WELL SITE NO. 7.

LOADING AND
UNLOADING ZONE
ESTABLISHED IN
VICINITY OF
LAKEWOOD SCHOOL

Following receipt of a request from Mr. Constantine Baranoff, Facilities and Planning Director for the Lodi Unified School District, Council adopted the following resolution:

RESOLUTION NO. 4436

RES. NO. 4436

RESOLUTION ESTABLISHING A LOADING AND UNLOADING ZONE (YELLOW CURB) ON HAM LANE ADJACENT TO LAKEWOOD SCHOOL

"NO PARKING" ZONE
ESTB. N/E CORNER
OF CHEROKEE &
LOCKEFORD ST.

Council was apprised that several complaints had been received from eastbound drivers on Lockeford Street regarding a sight distance problem as they attempt to cross Cherokee Lane. In view of the relatively high speeds on Cherokee Lane at its southbound approach to Lockeford Street, the Engineering Division recommended that a "No Parking" zone be established on the northeast corner of Cherokee Lane and Lockeford Street as proposed in exhibits presented for Council's scrutiny.

RES. NO. 4437

RESOLUTION NO. 4437

RESOLUTION ESTABLISHING A "NO PARKING" ZONE AT THE NORTHEAST CORNER OF CHEROKEE LANE AND LOCKEFORD STREET.

AGENDA ITEM
"1" WITHDRAWN
FROM AGENDA

WITH COUNCIL'S CONCURRENCE, AGENDA ITEM "1" - "ABANDON SCHOOL CROSSINGS - LINCOLN SCHOOL" WAS WITHDRAWN FROM THE AGENDA.

AGREEMENTS FOR
2240, 2244, 2248
AND 2304
COCHRAN RD.
APPROVED

The Electrical Utility Agreement, the Sanitary Sewer Extension Reimbursement Agreement, and the Development Agreement for the parcel described as 2240, 2244, 2248 and 2304 Cochran Road, Lodi were presented for Council's approval. Council was apprised that the developer of the parcel, Dr. Chris Keszler, has provided the City with all the normal agreements, bonds, easements, deeds, and insurance for the proposed 4-lot development. The development is zoned R-1 and four single-family units will be constructed.

COUNCIL APPROVED THE ELECTRICAL UTILITY AGREEMENT, THE SANITARY SEWER EXTENSION REIMBURSEMENT AGREEMENT, AND THE DEVELOPMENT AGREEMENT FOR THE PARCEL DESCRIBED AS 2240, 2244, 2248 AND 2304 COCHRAN ROAD AND AUTHORIZED THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

Minutes of December 14, 1977, continued

RES. APPROVING
DESTRUCTION OF
CERTAIN CITY
RECORDS

In accordance with Government Code Section 34090 the City Attorney has filed his written consent to the destruction of certain Utility Department Records.

RES. NO. 4438

RESOLUTION NO. 4438

RESOLUTION APPROVING THE DESTRUCTION OF CERTAIN UTILITY DEPARTMENT RECORDS AS APPROVED BY THE CITY ATTORNEY.

NOTTINGHAM
ADDITION WITH-
DRAWN FROM
MOKELUMNE
RURAL FIRE
PROTECTION DIST.

Council was apprised that pursuant to the California Health and Safety Code Section 13952, the legislative body of the City may within one year after the annexation proceedings are complete, provide by resolution that such territory shall be withdrawn from the district and whereas annexation proceedings have been completed on "Nottingham Addition", it would now be in order for the Council to adopt a resolution withdrawing the "Nottingham Addition" from the Mokelumne Rural Fire Protection District.

RES. NO. 4439

RESOLUTION NO. 4439

RESOLUTION WITHDRAWING "NOTTINGHAM ADDITION" FROM THE MOKELUMNE RURAL FIRE PROTECTION DISTRICT.

CITY CLERK
DESIGNATED AS
FILING OFFICER
FOR PROP 9
FILINGS BY CITY
MANAGER

Pursuant to recent regulation changes by the Fair Political Practices Commission, Council adopted the following Resolution:

RESOLUTION NO. 4440

RESOLUTION DESIGNATING THE CITY CLERK AS THE "FILING OFFICER" FOR RECEIPT OF CONFLICT OF INTEREST FILINGS BY THE CITY MANAGER.

RES. NO. 4440

AGENDA ITEM
"F" CON'T TO
12/21/77
COUNCIL MEETING

Per request received by the City Clerk from Mrs. B. J. Frey, owner of property located at 343 Poplar Street, Lodi, Agenda Item "F" - "Approval of Lot Line Adjustment - 1051 Central and 343 Poplar" was continued to the regular Council meeting of December 21, 1977.

ASPHALT MATERIAL
SPECS APPROVED

COUNCIL APPROVED SPECIFICATIONS FOR ASPHALT MATERIAL FOR THE SECOND HALF OF FISCAL YEAR 1977-78 AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

COUNCIL SUPPORTS
TRAFFIC LANES ON
HIGHWAY 99 OVER
THE MOKELUMNE
RIVER BRIDGE

Council was apprised that at its August 17, 1977 meeting, Council had by motion action, endorsed the proposal advanced by the Lodi District Chamber of Commerce Highway and Transportation Committee for two additional traffic lanes to be built across the Mokelumne River on Highway 99. To give further credence to this action Council was requested to adopt a Resolution supporting the constructing of additional traffic lanes on Highway 99 over the Mokelumne River.

RES. NO. 4441

RESOLUTION NO. 4441

RESOLUTION SUPPORTING THE CONSTRUCTING OF ADDITIONAL TRAFFIC LANES ON HIGHWAY 99

Minutes of December 14, 1977, continued

TRAFFIC LANES

RES. NO. 4441
(Continued)

OVER THE MOKELUMNE RIVER BRIDGE AND DIRECTING THAT COPIES OF THE RESOLUTION BE FORWARDED TO THE DIRECTOR OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, SENATOR GARAMENDI, ASSEMBLYMAN WATERS, DISTRICT 10 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE LODI DISTRICT CHAMBER OF COMMERCE.

CITY CODE
AMENDED TO
INCLUDE BLUE CURB
MARKINGS FOR
VEHICLES OF
PHYSICALLY HANDI-
CAPPED PERSONS

ORD. NO. 1129
INTRO.

Following introduction of the matter by Assistant City Manager Glenn, Councilman Katzakian introduced Ordinance No. 1129 amending Section 14-49A of the City Code of the City of Lodi to include Subsection (5) as follows:

"Blue shall indicate parking limited exclusively to the vehicles of physically handicapped persons"

The motion was seconded by Councilman Pinkerton and carried by the following vote:

Ayes: Councilmen - Hughes, Katzakian,
Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - Ehrhardt

DIAL-A-RIDE
DEMONSTRATION
PROJECT IMPLE-
MENTATION PLAN
APPROVED

The City of Lodi Dial-A-Ride Demonstration Project Implementation Plan as prepared by JHK and Associates was presented for Council's scrutiny. The Plan was highlighted by Assistant City Manager Glenn who answered questions regarding the matter as were directed by Council.

Following discussion, on motion of Councilman Katzakian, Pinkerton second, Council approved the City of Lodi Dial-A-Ride Demonstration Project Implementation Plan in concept; directed the City Attorney to draw up an Agreement with the City Cab Company to provide services as outlined in the Implementation Plan; approved modifications to the type of ticket proposed in the Implementation Plan; and adopted a proposed one year budget in the amount of \$77,750. The budget includes \$3,360 to cover monitoring and evaluation one day per month at \$240 per day, which funds are to be expended at the direction of the Council, and is to include a \$1,000.00 advance to the City Cab Company to assist the Company in the original financing of the project.

CHAMBER OF
COMMERCE
REQUESTS RE
MARKING OF
PARKING SPOTS ON
LODI AVE. & RE-
SURFACING SCHOOL
STREET & RE-
EVALUATION OF CITY
ENGINEERING PARK-
ING PROPOSAL

The following letters which had been received from the Lodi District Chamber of Commerce were presented for Council's perusal:

a) Letter dated December 13, 1977 advising that the Board of Directors and the Highway and Transportation Committee of the Lodi District Chamber of Commerce, on behalf of the business owners on Lodi Avenue request parking stalls to be marked on the street in front of businesses located on Lodi Avenue between Church and Lee Streets and on Lodi

MARKING OF
PARKING SPOTS
ON LODI AVE.
ETC., (Continued)

Minutes of December 14, 1977, continued

Avenue west of Crescent to Orange Street.

(b) Letter dated December 14, 1977 requesting on behalf of the Board of Directors and the Retail Merchants Committee of the Lodi District Chamber of Commerce the repaving of School Street from Lockeford Street to Lodi Avenue. The Chamber of Commerce further requests that before the actual paving is started that a re-evaluation of the proposed parking plan drawn up by the City Engineering Department be made.

Council discussion followed with questions regarding the matter being directed to Staff.

On motion of Councilman Pinkerton, Katzakian second, Staff was directed to proceed with the marking of parking stalls on the street in front of businesses located on Lodi Avenue between Church and Lee Streets and on Lodi Avenue west of Crescent to Orange Street and that prior to the repaving of School Street from Lockeford Street to Lodi Avenue, the proposed parking plan previously drawn up by the City Engineering Department be re-evaluated by Staff.

EXAMINATION &
CLARIFICATION OF
C-P ZONING
REQUESTED

RES. NO. 4442

Agenda Item "w" - "Continued discussion re 11/16/77 presentation by Beryl Georguson concerning C-P zoning" was introduced by Assistant City Manager Glenn. Mr. Glenn stated that it was regrettable that the City Manager was not able to attend tonight's meeting; however, Mr. Graves had spent numerous hours researching the matter. A written report as prepared by City Manager Graves regarding the questions raised by Mrs. Georguson relative to Commercial-Professional Zone regulations, etc.; zoning background, and ordinance construction history and information was presented for Council's scrutiny.

Mr. Glenn further stated that the background and present language of the ordinance are admittedly confusing even to those dealing with it daily and therefore the City recognizes the problems a layman would have in dealing with the ordinance and that he would strongly recommend that the matter be referred to the Planning Commission for examination and clarification.

Mrs. Beryl Georguson, 2223 Cochran Road, Lodi, addressed the City Council regarding the subject, reaffirming her position as presented November 16, 1977 and asked that a freeze be put on permits until this matter is clarified.

Council discussion followed with questions regarding the matter being directed to Staff and to the City Attorney.

FREEZE PLACED ON
ALL RESIDENTIAL
PERMITS IN C-P
ZONING THROUGHOUT
CITY FOR A MAXIMUM
OF SIX MONTHS

Mrs. Georguson stressed that the Environmental Impact Report as prepared by the City Planning Department was inadequate with Community Development Director Schroeder responding that EIR's written in 1974 would not meet 1977 guidelines for Environmental Impact Reports.

Minutes of December 14, 1977, continued

**FREEZE ON
RES. PERMITS IN
C-P ZONING**

**RES. NO. 4443
(Continued)**

Additional discussion followed with the City Council taking the following action:

On motion of Councilman Hughes, Katzakian second, Council adopted Resolution No. 4442 referring the provisions of C-P zoning to the Planning Commission for examination and clarification and to bring its findings and recommendations back to the Council at the earliest possible date.

Councilman Katzakian asked to abstain from voting on the following matter:

On motion of Councilman Pinkerton, Ehrhardt second, Council adopted Resolution No. 4443 placing a freeze on all residential permits in C-P zones throughout the City for a maximum of six months. The motion carried by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

**CITY HALL
PARKING LOT**

At the City Council's request the Public Works Department prepared an exhibit (Exhibit "A") which provides the maximum number of parking stalls for the City Hall parking lot. The exhibit was in conformance with Council's request with the exception of the diagonal parking for City Hall business patrons. It was found that two additional stalls could be provided adjacent to City Hall if perpendicular parking was used.

Also presented for Council's scrutiny was Exhibit "B" which was the previously approved parking lot design showing 51 stalls; however, if perpendicular parking is used adjacent to City Hall, this parking lot proposal can be increased to 53 stalls.

Council was apprised that staff recommended against the proposal under Exhibit "A" due to the numerous traffic conflicts which are created.

It was also Staff's recommendation that this lot be designated as City employee parking only.

A lengthy Council discussion followed, with questions being directed to Staff.

Councilman Hughes then moved that Staff be directed to prepare a City Hall Parking Lot design which incorporated concepts presented in both Exhibit "A" and Exhibit "B" presented by Staff; which eliminated the entrance/exit on Pine Street nearest to Church Street; providing for perpendicular parking in the "public" parking area; and granting Staff flexibility in preparing the final design concept. The motion was seconded by Councilman Ehrhardt and carried by the following vote:

CITY HALL PARKING
LOT (Continued)

Minutes of December 14, 1977, continued

Ayes: Councilmen - Ehrhardt, Hughes and
Katzakian

Noes: Councilmen - Pinkerton and Katnich

Absent: Councilmen - None

REZONING OF S/W
CORNER OF S.
HAM LANE AND
IRIS DRIVE SET
FOR PUBLIC
HEARING

Following introduction of the matter by Community Development Director Schroeder, Council, on motion of Councilman Katzakian, Ehrhardt second, set the following matter for Public Hearing January 4, 1978:

Consider the Planning Commission's recommendation that two parcels located at the southwest corner of South Ham Lane and Iris Drive and a parcel at the northeast corner of South Ham Lane and Sylvia Drive be rezoned from R-GA, Garden Apartment Residential to C-P, Commercial Professional.

Council was informed that this item had been held in abeyance so that it could be combined with another General Plan Amendment.

CERTIFICATION
OF EIR - IRIS
DRIVE-HAM LANE

On motion of Councilman Katzakian, Ehrhardt second, Council set the following matter for Public Hearing January 4, 1978:

Consider the Planning Commission's recommendation that the City Council certify as adequate the Final Environmental Impact Report for Iris Drive-Ham Lane General Plan and Zoning Study.

GENERAL PLAN
LAND USE ELEMENT
AMENDMENT 77-3

On motion of Councilman Pinkerton, Katzakian second, Council set the following matter for Public Hearing January 4, 1978:

Consider the City Planning Commission's recommendation for approval of General Plan Land Use Element Amendment No. 77-3. The four small rezonings which will be covered by this amendment are (1) Ham - Iris - Sylvia Rezone from R-GA to C-P, (2) Barrett - City Council rezoning on the north side of Kettleman Lane between Washington Street and Central Avenue from R-MD to C-2, (3) Lodi South Subdivision Rezone a portion from R-1 to R-GA and (4) the Huppert-Jackson Rezone which changed 310 South School Street from R-HD to C-2.

EXTENSION ON
COMPLETION OF
GENERAL PLAN
ELEMENTS

Council was apprised by the Community Development Director that during the last session the legislation passed, and the Governor signed as an urgency measure, A.B. 1788 which permits cities and counties to apply to the Office of Planning and Research for a one year extension to complete the required Elements to the General Plan. At the present time, Lodi has not completed the following Elements: (1) Housing; (2) Safety; (3) Seismic Safety; and (4) Noise.

Before a City can ask for an extension, the City Council must conduct a Public Hearing and make certain findings.

**EXTENSION GENERAL
PLAN ELEMENTS
(Continued)**

Minutes of December 14, 1977, continued

On motion of Councilman Katzakian, Ehrhardt second, the following matter was set for Public Hearing January 4, 1978:

Consider the City Planning Commission's recommendation for a request for a time extension for the completion of the Housing, Safety, Seismic Safety, and Noise Elements of the General Plan of the City of Lodi.

The City Attorney was asked to render an opinion as to what effect this application would have and if it would absolve the City from violation for not having the required General Plan Elements adopted.

**SUBDIVISION
DOCUMENTS
APPROVED FOR
ENGLISH OAKS
UNIT NO. 5**

The final map, the improvement plans and the improvement securities for Tract No. 1343 - English Oaks Unit Number 5 were presented for Council's approval. Council was apprised that English Oaks Unit No. 5 is a subdivision of 23.7 acres lying north of Harney Lane between Ham Lane and the proposed commercial zoning at Harney and Hutchins. This subdivision is zoned PD and contains 25 single-family lots, 11 duplex lots, and 2 lots for multiple family. The developers, Grupe Development Company, have completed all the requirements specified by the Planning Commission in the approval of the tentative map.

On motion of Councilman Katzakian, Ehrhardt second, Council approved the final map, the improvement plans and the improvement securities for Tract No. 1343 - English Oaks Unit No. 5 and directed the City Manager to execute the Subdivision Agreement and the Electrical Utility Agreement, the Sanitary Sewer Extension Reimbursement Agreement and the Watermain Extension Reimbursement Agreement on behalf of the City.

**CONTRIBUTION OF
MATERIAL FOR
PLACEMENT IN TIME
CAPSULE FOR NEW
CHAMBER OF
COMMERCE BUILD-
ING AUTHORIZED**

Following introduction of the matter by Assistant City Manager Glenn, Council, on motion of Councilman Hughes, Ehrhardt second adopted Resolution No. 4444 authorizing the submittal of Certain City Documents of interest for placement in the Time Capsule which is to be placed in the new Lodi District Chamber of Commerce Building being constructed and scheduled for completion during 1978.

RES. NO. 4444

**REQUEST FOR
LIMITED TIME
PARKING AT LODI
HIGH SCHOOL
CONTINUED**

Council was informed that Constantine Baranoff, Director of Facilities and Planning at Lodi Unified School District has requested that four stalls on the west side of Pacific Avenue adjacent to the Lodi High School Business Office be converted to Limited Time Parking. The purpose of the zone is to provide space for people making short duration business trips to the high school. At the present time, the curbing at these stalls has been painted green and marked and signed as a 50-minute zone. The designation was not established by the City Council and does not conform to curb markings as set forth in the Lodi City Code.

Following discussion, on motion of Councilmen Ehrhardt, Katzakian second, the matter was continued to the December 21, 1977 regular Council meeting.

Minutes of December 14, 1977, continued

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at approximately 9:55 p. m. by Mayor Katnich.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK